

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
AUGUST 15, 1962

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, August 15, 1962. Councilmen Brown, Culbertson, Dow, Ullmann and Katzakian (Mayor) present. None absent.

Also present: City Manager Graves, Administrative Assistant Carlton, City Attorney Mullen and Planning Director Rodgers.

MINUTES: The minutes of August 1, 1962, were approved as written and mailed on motion of Councilman Brown, Ullmann second.

AAA PEDESTRIAN SAFETY AWARD Mr. Milton G. Persson, representative of the California State Automobile Association, presented a plaque to Mayor Katzakian in behalf of the American Automobile Association as an award to the City for its achievements in a nation-wide contest pertaining to pedestrian safety. In 1961, Lodi was among the upper ten of 572 cities in its population group and Mr. Persson congratulated the City, the Chief of Police, and the Police Department for the fine record established. Mayor Katzakian accepted the plaque on behalf of the City Council and the citizens of Lodi and praised the Police Department for its efforts towards pedestrian safety.

PUBLIC HEARINGS

ANNEX SCHEPPLER ADDITION
ORD. NO. 730 INTRODUCED
Notice thereof having been published in accordance with law, Mayor Katzakian opened the hearing on the intention to annex the Scheppler Addition. No protests to the annexation had been received. City Manager Graves read the recommendation of the City Planning Commission that the three acres of this property immediately north of Vine Street be classified in the C-P commercial professional office zone since it is currently being developed for medical offices under a County use permit and since the Lodi General Plan proposes the area for office-institutional type of development. It further recommended that the two remaining one-acre parcels lying north of the medical center property be zoned R-3 residential to conform with the general zoning pattern in the area. Councilman Brown moved the introduction of Ordinance No. 730 annexing the Scheppler Addition to the City of Lodi with the zoning as recommended by the City Planning Commission. The motion was seconded by Councilman Dow and carried unanimously.

REZONE 208-210 E. ELM TO C-2
ORD. NO. 731 INTRODUCED
Notice thereof having been published in accordance with law, the Mayor called for public hearing on the proposal to rezone the property located at 208 and 210 East Elm Street from the R-4 multiple family residential zone to the C-2 general commercial zone. There were no protests, written or oral. The City Manager read the recommendation of the Planning Commission for the proposed rezoning. On motion of Councilman Dow, Ullmann second, the City Council introduced Ordinance No. 731 rezoning the property at 208 and 210 East Elm Street from R-4 to C-2.

Minutes of August 15, 1962 continued

PLANNING COMMISSION

ZONING ORD. AMENDMENTS

The Planning Commission recommended the following changes in the zoning ordinance:

1. Change the required land area for apartments constructed in the C-P commercial professional office zone from the present R-4 standard of one dwelling unit for each 500 square feet of lot area to the R-3 standard of one dwelling unit for each 2000 square feet of lot area.

2. Prohibit consideration of a zoning application if a similar request for rezoning has been denied by the Planning Commission or the City Council within the previous year.

The above recommendations were set for public hearing on September 5, 1962 on motion of Councilman Brown, Culbertson second.

REZONING REQUEST - W/S HAM BTW ELM AND LOCKEFORD

The Planning Commission recommended the rezoning from R-1 and R-3 residential zones and the C-1 neighborhood commercial zone to the C-S commercial shopping zone for a 7.7-acre parcel located along the west side of Ham Lane between Lockeford Street and Elm Street. Councilman Brown, Culbertson second, moved that the matter be set for public hearing for the meeting of September 5, 1962. Councilman Dow said he would abstain from the vote because of the close proximity of his father's property (on the opposite side of Elm Street) to the property in question. However, City Attorney Mullen informed him that it did not constitute a conflict of interest; Councilman Dow then withdrew his abstention and the motion was adopted unanimously.

REZONING REQUEST - 201-209 N. SCHOOL ST.

A recommendation was received from the Planning Commission to rezone from R-4 residential and C-1 neighborhood commercial zones to the C-2 general commercial zone for properties located at 201-209 North School Street. On motion of Councilman Culbertson, Ullmann second, the proposed rezoning was set for public hearing on September 5, 1962.

COMMUNICATIONS

GAYDON REST HOME

A letter was read from Mrs. Gertrude Gaydon, Gaydon Rest Home, 105 North Hutchins Street, requesting the Council to review the Building Code which allows only five aged people to live in a dwelling licensed as a boarding home and to consider allowing six or more in such a home. Mrs. Gaydon's request was referred to the City Manager for forwarding to the proper department for study and report on motion of Councilman Ullmann, Dow second.

PENSION BOARD EMPLOYEE MEMBERS

A communication was received from the Secretary of the Pension Board giving notice that J. Paul McClure and R. C. Coon had been re-elected to the Pension Board by Retirement System members for two-year terms beginning July 1, 1962.

Minutes of August 15, 1962 continued

REPORTS OF THE CITY MANAGER

CLAIMS Claims in the amount of \$116,748.56 were approved on motion of Councilman Culbertson, Dow second.

CROSSWALKS IN AREA OF LAKE PARK Because of the increase in foot traffic in the area to the southeast of Lodi Lake Park, the Department of Public Works recommended that crosswalks be installed on Loma Drive, Parkview Avenue and Laurel Avenue on the south side of Turner Road, that a crosswalk be installed on Laurel Avenue on the north side of Turner Road, and that a crosswalk be installed across Turner Road at Laurel Avenue. Councilman Culbertson moved the adoption of Resolution No. 2556 establishing the above requested crosswalks. The motion was seconded by Councilman Dow and carried.

RES. NO. 2556 ADOPTED

VACATION OF EASEMENT ALONG N. LINCOLN EXT. In 1942 the City had acquired a 10-foot easement for the installation of utilities along the extension of North Lincoln Avenue. This easement is not clearly defined and does not completely cover the present installation of a pump pit. The property owner has offered to dedicate another easement of equal size to cover present installations in the event the present easement is vacated, and therefore it is being recommended that the easement be abandoned. Councilman Dow moved the adoption of an Order vacating the 10-foot easement along the extension of North Lincoln Avenue. The motion was seconded by Councilman Brown and carried.

LEASE - SPORTSMAN'S CLUB LAND City Manager Graves stated that the lease on the property of the Lodi Sportsman's Club along the Mokelumne River had expired and that the Department of Public Works wished to have it renewed. The lease was on a year-to-year basis. On motion of Councilman Culbertson, Dow second, the renewal of the lease with the Lodi Sportsman's Club for one year commencing April 1, 1962 was approved.

AWARD - CONCRETE PIPE The following bids had been received for concrete pipe for the Houston Lane Storm Drain:

RES. NO. 2557 ADOPTED

J. W. Mumbert Concrete Pipe Co.	\$7,760.20
Spiekerman Concrete Pipe Co.	\$7,885.32

On motion of Councilman Brown, Dow second, the City Council adopted Resolution No. 2557 awarding the bid for the concrete pipe to J. W. Mumbert Concrete Pipe Company.

AWARD - HOUSTON LANE STORM DRAIN Bids had been received on the installation of the Houston Lane Storm Drain as follows:

RES. NO. 2558 ADOPTED

Don K. Jorgenson	\$10,886.45
Great Western Pipeline Co.	10,976.40
A. Teichert & Son, Inc.	12,038.50
D. A. Parrish & Sons	12,113.00
R. Goold & Son	13,314.00
H. J. McCue	13,998.75

Award was made to Don K. Jorgenson as the lowest and best bid by the adoption of Resolution No. 2558 on motion of Councilman Culbertson, Dow second.

Minutes of August 15, 1962 continued

LEASE -
GRAPE FESTIVAL
FACILITIES

The City Manager presented a lease covering use of Grape Festival facilities for recreation purposes which had been prepared by the City Attorney. The lease was for a period of ten years commencing July 1, 1962 and provided for an annual rental of \$3,000. Copies of the lease had been sent to the County Counsel and the Grape Festival Association. Councilman Brown moved that the lease between the City and the Grape Festival Association be approved, that the Mayor be authorized to sign the lease, and that it be submitted to the Grape Festival Association and County of San Joaquin for approval. The motion was seconded by Councilman Ullmann and carried.

NO PARKING -
N SIDE OF
LOCKEFORD
BTW HUTCHINS
& CALIFORNIA

RES. NO. 2559
ADOPTED

The Council had previously approved the plans for the widening of Lockeford Street which included the prohibition of parking on the north side of the street between California and Hutchins Street. Since the work is now in progress, it was moved by Councilman Culbertson that the Council adopt Resolution No. 2559 establishing a no parking zone on the north side of Lockeford Street between California and Hutchins Street. The motion was seconded by Councilman Brown and carried unanimously.

WELL SITE
ON BARBERA
PROPERTY

City Manager Graves reported on correspondence with Mr. Edward Barbera concerning purchase of a well site on the Barbera property on the south side of Kettleman Lane between Church Street and West Lane. The Barbera's had offered a site at either the southeast or southwest corners of the property. Because of additional costs which would result from placing the well at either of these corners, the City would prefer, first, to locate the pump on a parcel located immediately south of the parcel under lease to Shell Oil Company and immediately east of the future west property line, which line would be 55 feet from the centerline of West Lane according to plans of the County. The second choice would be a parcel immediately south of the Shell Oil lease and west of the future property line, placing the well within the future West Lane right of way. Both of these sites would be approximately 200 feet south of Kettleman Lane. The third alternative would be the southwest corner site suggested by Mr. Barbera. This location is approximately 1,000 feet south of Kettleman Lane and placing the well there would cost the City an additional \$7,000. Mr. Barbera, who was present, stated that he would cooperate with the City in selection of a site for the pump, but said he was not ready to agree on the sites suggested by the City until he had an opportunity to obtain technical advice concerning these locations and their effect on his property. He plans to develop a portion of the area as a shopping center. He said that the County might change its plans concerning the widening of West Lane and that there were other considerations which he wished to have resolved before he committed himself to a certain site. The Council then discussed the problem of providing water for the cannery which would be running tomatoes until the

Minutes of August 15, 1962 continued

The City Manager reported that he was unable to present a recommendation on employee salaries since he was still waiting to receive data from some of the cities included in the survey. He suggested that in the event salary increases were indicated, the Council should state its intention to make any increases retroactive to August 1. On motion of Councilman Brown, Dow second, the City Council adopted Resolution No. 2561, a resolution of intention that in the event any salary increases were granted in September, they would be retroactive to August 1, 1962.

SALARIES

RES. NO. 2561
ADOPTED

first freeze. The cannery would be handling peaches for three more weeks and canning of tomatoes would begin before the peaches were through so the peak period would occur shortly. According to Superintendent of Utilities McLane, the City had been able to maintain sufficient water supply for the cannery even with the recent partial failure of one of the wells, but if the City should lose another well, it would be in trouble. Councilman Brown said that the City could not afford to wait, and that if necessary, the City should get the southwest corner site now. Mr. Barbera said that he would be able to give a definite answer regarding the sites proposed by the City within ten days. He also stated that if the City acquired the southwest corner site, in order to drain the well he would permit the City to pump into the adjacent ten acres at no cost to the City. Councilman Dow said that if it is necessary to have the well now, the safe thing to do would be to take the southwest corner.

Superintendent of Utilities McLane said it would take four weeks to put the well in operation. City Attorney Mullen suggested that it would be best to follow Mr. Barbera's suggestion and wait for ten days for him to get expert information before the City determined on a site. Mayor Katzakian asked Mr. Barbera if he would provide an easement for the line if the well were placed in the southwest corner. Mr. Barbera said he was not ready to give an easement at this time. Councilman Dow moved that the City Manager be authorized to proceed with preparations for the drilling of a well on an emergency program, that the City continue to negotiate for a site, said negotiations to culminate in ten days, and if negotiations for a more acceptable site are not successful, that the City accept the southwest corner site and drill the well. The motion was seconded by Councilman Brown. Mayor Katzakian felt that the motion should not give notice that the City would accept the southwest corner. The motion carried by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW
and ULLMANN

NOES: Councilmen - KATZAKIAN

IRVING BAKER

Mr. Irving Baker, 344 LaVida Drive, said that the City should consider raising utility rates, particularly the \$2.00 water rate, as a means of increasing revenues. He also remarked that the City should consider installation of an overpass or underpass across the tracks somewhere between Pine Street and Lodi Avenue.

1962-63
TAX RATE

RES. NO. 2560
ADOPTED

The City Council then discussed fixing the tax rate for the 1962-63 fiscal year. The City Manager said that the budget could be balanced with the \$1.00 rate, but that there would be no monies available to put into the Capital Outlay Reserve Fund. Councilman Dow stated that the City will need to have some type of bond proposal by next year and that the City should not increase the tax rate to provide for all the capital outlay items on a pay-as-you-go basis since some of the items had not been approved by the voters. However, the Council should consider a tax raise so as to


Minutes of August 15, 1962, continued

at least hold the line on necessary capital outlay items. He felt that the tax rate should have been raised years ago and that if the tax rate remains at \$1.00 the City will be further in the hole. City Manager Graves explained that the Capital Outlay Program in 1956 was considered adequate, but did not anticipate some of the problems that the City has now. He said since it is not critical to have a new library now, the library could be provided for on a pay-as-you-go basis by levying an additional 12 cents which would provide sufficient funds in ten or twelve years. Councilman Culbertson stated that the bond election showed that all issues will not be successful in a second bond election and therefore the Capital Reserve Fund should be built up as the City will not be able to bond all the things it needs. He felt that the library tax should be increased 12 cents and the general fund tax should be increased 18 cents. He said that the Council had the responsibility to maintain a good level of services. Councilman Dow said that the recent vote on the library indicated that the people were not in favor of a new library and that increasing the library tax would be going against the will of the people. He felt that an increase in the general fund would be acceptable, but that an increase in the library tax would hurt a future bond issue. Councilmen Brown and Ullmann agreed that the library tax should not be raised. Mayor Katzakian stated the City should retain the \$1.00 rate this year, meanwhile studying the capital outlay program, reviewing water rates, etc. Councilman Culbertson reiterated that there is no assurance that another bond election will pass, that the City is giving borderline service, and that if the general fund is raised 18 cents, the City will be able to get by a little better. Otherwise, if the City waits two or three years, it may be in a lot of trouble. Councilman Dow moved that for the purpose of maintaining an adequate Capital Outlay Reserve Fund and not slipping further behind, that the general fund tax be raised 10 cents. There was no second to the motion. Councilman Culbertson moved that the general fund tax be increased by 18 cents. There was no second to the motion. Councilman Brown then moved the adoption of Resolution No. 2560 setting the tax rate for the 1962-63 fiscal year the same as for the preceding year, that is 82 cents for the general fund and 18 cents for the library fund, making a total of \$1.00. The motion was seconded by Councilman Ullmann and passed by the following vote:

AYES: Councilmen - BROWN, ULLMANN and KATZAKIAN

NOES: Councilmen - CULBERTSON and DOW

There being no further business, the Council adjourned.

ATTEST: 
BEATRICE GARIBALDI
City Clerk